



Municipality of Norristown

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Notice of Public Hearing Zoning Hearing Board Meeting

NOTICE IS HEREBY GIVEN that the Municipality of Norristown's Zoning Hearing Board will conduct Public Hearings on the following applications on **Tuesday, February 24th at 7:00 PM**

(14-25) Request for a Variance

Applicant: Berlangieri Holdings, LLC, 348 Sweetbriar Rd., King of Prussia, PA 19406
Property Location: 1025 W. Main St., Norristown, PA 19401
Property Owner: Berlangieri Holdings, LLC, 348 Sweetbriar Rd., King of Prussia, PA 19406

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article VI, MS-MU Main Street Mixed Use District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-56 – Use Regulations – To permit the change of use from a duplex to a triplex in the Main Street Mixed Use District.

(19-25) Request for Special Exception

Applicant: Urban Realty Ventures LLC, 6 Parkview Circle, Wayne, PA 19087
Property Location: 536 Swede St., Norristown, PA 19401
Property Owner: Urban Realty Ventures LLC, 6 Parkview Circle, Wayne, PA 19087

As stated on the Zoning Hearing Board application, the applicant is requesting a Special Exception from Article XXV, Nonconformities, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-291 3.A.(3) – Alteration or extension – To permit the conversion of a mixed use to a quadraplex in the Town Center District.

(53-25) Request for a Variance

Applicant: Misael Yanez, 515 Plymouth Rd., Ste. P7, Plymouth Meeting, PA 19462
Property Location: 705 Chain St., Norristown, PA 19401

Property Owner: New Star Homes, LLC, 64 Quail Dr. S, Phoenixville, PA

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from Article V, R2 Residence District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320 – Use Regulations – To permit the use of a duplex in the R-2 Residence District.

(72-25) Request for a Variance

Applicant: Prime 1 Realty LLC, 6 Parkview Circle, Wayne, PA 19087

Property Location: 24 W. Airy St., Norristown, PA 19401

Property Owner: Prime 1 Realty LLC, 6 Parkview Circle, Wayne, PA 19087

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXV, Nonconformities, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-292A.(2)(a)[3] – Restoration or reconstruction. – To permit the use of an abandoned duplex in the Town Center District.

(73-25) Request for a Variance and Interpretation

Applicant: Yuvan Properties LLC, 3842 Vincent Dr., Collegeville, PA 19426

Property Location: 1416 Pine St., Norristown, PA 19401

Property Owner: Yuvan Properties LLC, 3842 Vincent Dr., Collegeville, PA 19426

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from Article V, R2 Residence District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§ 320-41. – Use regulations. – To permit a duplex in the R-2 Residential District.

(74-25) Request for a Variance

Applicant: Edwin Leon, Esq., 200 Barr Harbor Dr., Suite 400, West Conshohocken, PA 19428

Property Location: 721 Violet St., Norristown, PA 19401

Property Owner: Juan David Perez Lopez, 1440 Credley Ln, Collegeville, PA 19426

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from Article V, R2 Residence District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§ 320-41. – Use regulations. – To permit a Triplex in the R-2 Residential District.

(01-26) Request for a Variance

Applicant: Small Wonders Academy of Learning LLC, 532 Marshall St., Norristown, PA 19401

Property Location: 516 E. Marshall St., Norristown, PA 19401

Property Owner: Kash Associates, 2020 Silverwood Dr., Newtown, PA 18940

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from Article V, R2 Residence District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§ 320-41. – Use regulations. – To permit a daycare in the R-2 Residential District.

(04-26) Request for a Variance

Applicant: Tia Pagan, 542 Astor St., Norristown, PA 19401

Property Location: 1100 Green St., Norristown, PA 19401

Property Owner: Rose Marie Delva, 2048 Mill Rd., Norristown, PA 19403

As stated on the Zoning Hearing Board application, the applicant is requesting a variance from Article V, R2 Residence District, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§ 320-41. – Use regulations. – To permit a Supervised residential living for no more than five youth individuals.

(05-26) Request for a Variance

Applicant: Richard W. Gallagher, Esq., A Hayat Real Estate LLC, 535 Glenwood Dr., Douglassville, PA 19518

Property Location: 503 E. Airy St., Norristown, PA 19401

Property Owner: Jelani Ellington, 642 Greycliffe Ln., Ambler, PA 19002

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXV, Nonconformities, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-292A.(2)(a)[3] – Restoration or reconstruction. – To permit the use of an abandoned duplex in the R-2 Residential District.

(06-26) Request for a Variance

Applicant: Richard W. Gallagher, Esq., A Hayat Real Estate LLC, 535 Glenwood Dr., Douglassville, PA 19518

Property Location: 501 E. Airy St., Norristown, PA 19401

Property Owner: Jelani Ellington, 642 Greycliffe Ln., Ambler, PA 19002

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXV, Nonconformities, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-292A.(2)(a)[3] – Restoration or reconstruction. – To permit the use of an abandoned detached residential unit in the R-2 Residential District.

(07-26) Request for a Variance

Applicant: David Smith, 31 S. 11th Ave., Coatesville, PA 19320

Property Location: 671 George St., Norristown, PA 19401

Property Owner: Smitties Properties II, 31 S. 11th Ave., Coatesville, PA 19320

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXV, Nonconformities, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-292A.(2)(a)[3] – Restoration or reconstruction. – To permit the use of an abandoned quadraplex in the R-2 Residential District.

(08-26) Request for a Variance

Applicant: James Delaney, 1734 DeKalb St., Norristown, PA 19401

Property Location: 1734 DeKalb St., Norristown, PA 19401

Property Owner: James Delaney, 1734 DeKalb St., Norristown, PA 19401

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXIII, Supplemental Regulations, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-262 – Residential Parking and Garages– To permit the use of a front yard horseshoe styled driveway in the R-1 Residential District.

(09-26) Request for a Variance and a Special Exception

Applicant: Andrew R. Stoll, Esq., Fox Rothschild LLP, 2800 Kelly Rd., Suite 200, Warrington, PA 18976

Property Location: 510 E. Basin St., Norristown, PA 19401

Property Owner: Harpconn LLC, 775 Penllyn Blue Bell Pike, Blue Bell PA 19422

As stated on the Zoning Hearing Board application, the applicant is requesting a Variance from Article XXIII, Supplemental Regulations, of Chapter 320, Zoning, of the CODE of the Municipality of Norristown, as follows:

§320-262 – Residential Parking and Garages – To permit the use of front facing parking garage in the R-2 Residential District.

§320-248– Front Porches- To permit the use of a 6' x 10' front porch in the R-2 Residential District

The applicant(s) as well as all persons interested and wishing to be heard in this matter must be present at the Zoning Hearing Board Meeting on **Tuesday, February 24th, at 7:00 PM**, in the Council Chambers, Municipal Hall, at 235 East Airy Street, Norristown, PA. Persons with a disability who wish to attend the

above-referenced hearing, and require auxiliary aid, service, or other accommodation to participate in the hearing, please call (610) 270-0420.